# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079667 DEEDWARR
Recvd: 12/16/11 10:24 2 pgs
Fees:13.00 Taxes:263.44
20111216-0098033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.

(AFFIX SEAL)

TAMIRA J. PYSZK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fredrick Bartlett, B. Tina Bartlett, Trustees | Fredrick Bartlett, B. Tina Bartlett, Trustees | 042110B02500 CO |
| (NAME) 302 Plymouth Rock Court | (NAME) 880 North Peak View Way | |
| (ADDRESS) Madison, TN 37115 | Prescott, AZ 86303 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Patricia A. LeBlanc, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredrick Bartlett, B. Tina Bartlett, Trustees, with full power to sell, transfer, convey, lease, mortgage or encumber without joinder of any beneficiary, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 302, on the Plan of Section One, Heritage Village, according to the Master Deed of record in Book 4758, page 179, as amended by Book 4808, page 829, Book 5102, page 383, page 6380, page 989, and in Book 6484, page 287, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This is the same description in the prior deed, however, further reference is hereby made in Book 5200, Page 166, Book 9564, Page 906, and in Instrument Number 20040804-0093767, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia A. LeBlanc, by deed of record in Book 8795, Page 81, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 302 Plymouth Rock Court, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of December, 2011.

Patricia A. LeBlanc by Terry DeSelms
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of December 2011 before me personally appeared Terry DeSelms the person who executed the foregoing instrument on behalf of Patricia A. LeBlanc, and acknowledged that he executed the same as the free act and deed of the said Patricia A. LeBlanc, through Power of Attorney granted 11/23/11 by the said Patricia A. LeBlanc.

Witness my hand and official seal at Franklin, Tennessee this 14th day of December, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public